

Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501
 218-846-7311
 www.co.becker.mn.us

PIN: 09.0159.000
BILL NUMBER: 682891
LENDER:
OWNER NAME: SCHUMANN MICHAEL D & MIN S XU

TAXPAYER(S):
 MICHAEL D SCHUMANN & MIN S XU
 4830 YORKTOWN LN N
 PLYMOUTH MN 55442-2210

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REFUNDS?
You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

PROPERTY ADDRESS

39548 S ELBOW LAKE LN
 WAUBUN, MN 56589

DESCRIPTION

Acres: 48.70 Section 24 Township 142
 Range 039
 PT GOVT LOT 2: COMM EQTR COR.

TAX STATEMENT

2026

2025 Values for taxes payable in

		VALUES AND CLASSIFICATION	
		2025	2026
Step 1	Taxes Payable Year:		
	Estimated Market Value:	613,700	608,200
	Homestead Exclusion:	0	0
	Taxable Market Value:	613,700	608,200
	New Improvements:		
Property Classification:	NH Rur Vac Land Seasonal	NH Rur Vac Land Seasonal	
<i>Sent in March 2025</i>			
Step 2	PROPOSED TAX		
			2,730.00
<i>Sent in November 2025</i>			
Step 3	PROPERTY TAX STATEMENT		
First half taxes due 05/15/2026			\$1,352.00
Second half taxes due 10/15/2026			\$1,352.00
Total taxes due in 2026			\$2,704.00

Tax Detail for Your Property:				
		2025	2026	
Taxes Payable Year:				
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00	
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00		
	3. Property taxes before credits	\$3,075.12	\$2,917.42	
	4. Credits that reduce property taxes	A. Agricultural and rural land credits B. Other credits	\$245.12 \$0.00	\$213.42 \$0.00
	5. Property taxes after credits		\$2,830.00	\$2,704.00
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$1,708.44	\$1,679.97
	7. EAGLE VIEW		\$495.14	\$471.36
	8. State General Tax		\$137.80	\$125.45
	9. SCHOOL DISTRICT 0435	A. Voter approved levies	\$254.05	\$221.59
		B. Other local levies	\$219.71	\$192.19
		C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	A. BC EDA	\$14.86	\$13.44
		B. Others	\$0.00	\$0.00
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$2,830.00	\$2,704.00
	13. Special assessments		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,830.00	\$2,704.00	
Tax Amount Paid			\$0.00	

2nd Half Payment Stub - Payable 2026

Detach and return this stub with your 2nd half payment.
 To avoid penalty, pay on or before October 15, 2026.

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Paid By _____

Total Property Tax for 2026	\$2,704.00
2nd Half Tax Amount	\$1,352.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$1,352.00
Balance Good Through	10/15/2026
	NH Rur Vac Land Seasonal

MAKE CHECKS PAYABLE TO:

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1st Half Payment Stub - Payable 2026

Detach and return this stub with your 1st half payment.
 To avoid penalty, pay on or before May 15, 2026.
 If your tax is \$100.00 or less, pay the entire tax by May 15, 2026.

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Paid By _____

Total Property Tax for 2026	\$2,704.00
1st Half Tax Amount	\$1,352.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$1,352.00
Balance Good Through	05/15/2026
	NH Rur Vac Land Seasonal

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